



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WRB*
Director PZ&B

SUBJECT: ARC-24-063 1247 S OCEAN BLVD

MEETING: MAY 29, 2024

ARC-24-063 1247 S OCEAN BLVD. The applicant, Providencia Partners LLC (Tom Waller, Authorized Signatory), has filed an application requesting Architectural Commission review and approval for modifications to previously approved new single-family residential construction including reconfiguration of utility and security buildings, relocation of pool bath and BBQ pavilion, and modifications to the design and location of caretakers cottage with associated hardscape and landscape adjustment.

Applicant: Providencia Partners LLC (Tom Waller, Authorized Signatory)
Architecture: Olson Kundig
Smith and Moore Architects (Daniel Kahan)

HISTORY:

Construction of new residence, accessory structures, with final hardscape landscape and swimming pool improvements were approved pursuant to ARC-22-040 at the June 2022 ARCOM meeting under the address 60-70 Blossom Way.

Modifications to the previously approved residence were approved pursuant to ARC-23-070 at the July 2023 hearing.

The applicant's representative requested a change of address in June 2023, changing the address from Blossom Way to 1247 S Ocean Blvd.

THE PROJECT:

The applicants have submitted plans, entitled "PRIVATE RESIDENCE" as prepared by Olson Kundig, dated April 15, 2024.

The following scope of work is proposed:

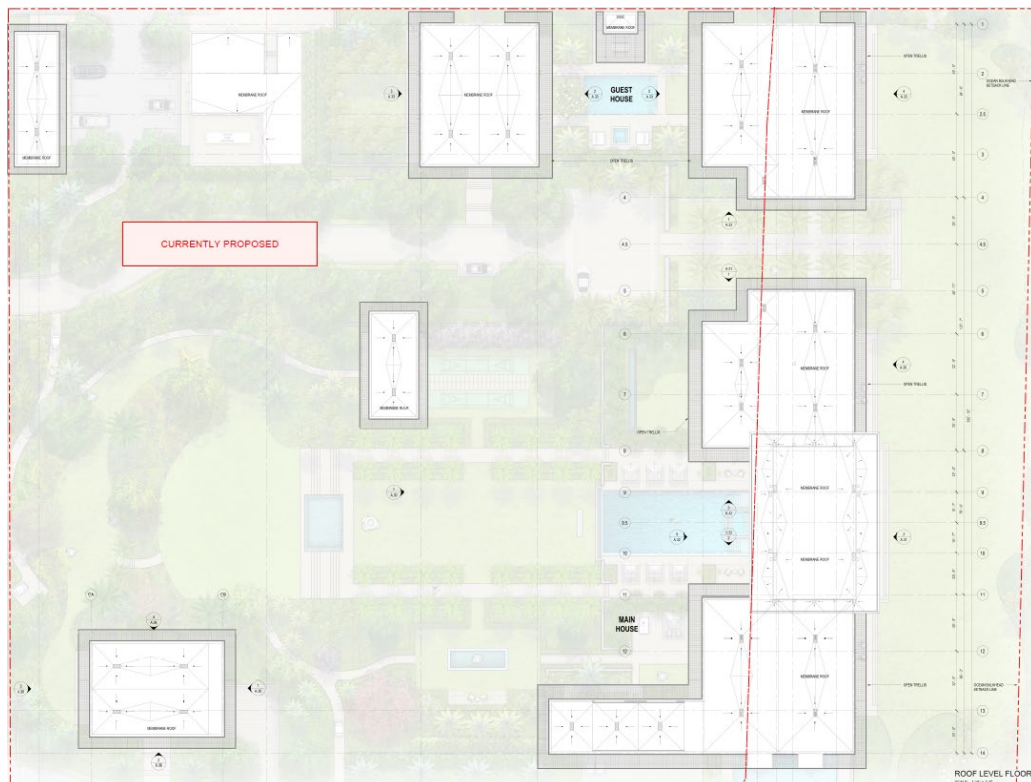
- Reorganization of the service area at the northwest corner of the property.
- Adjustment to the location of the Pool Bathroom and Barbeque Pavilion.
- Relocation of the Caretakers Cottage.
- Associated hardscape and landscape modifications.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Lot Size	363,692 SF	Crown of Road	6.92' NAVD
Lot Depth	762'-3"	Lot Width	484'

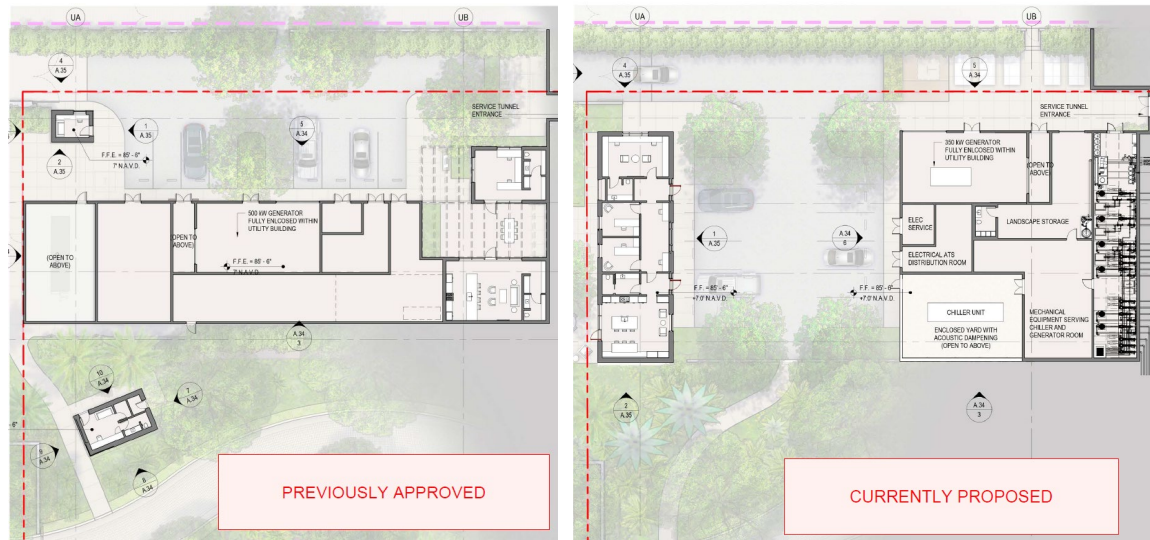
Lot Coverage	Permitted: 25% (90,923 SF) Approved: 13.1% (47,478 SF) Proposed: 16% (60,357 SF)	Enclosed Square Footage	Approved: 54,713 SF Proposed: 63,712 SF
Zero Datum	21.5' NAVD	Finished Floor Elev.	21.5' NAVD
Building Height	Permitted: 30' Proposed: 18'	Overall Building Height	Permitted: 35' Proposed: 22.5'
Angle of Vision	120°	FEMA Flood Zone	ZONE X
Overall Landscape Open Space	Required: 45% Approved: 69% Proposed: 66.7%	Front Yard Landscape Open Space	Required: 45% Approved: 83.5% Proposed: 80.6%
Surrounding Properties / Zoning			
North	1236 S Ocean Blvd Residence / R-AA		
South	1265 S Ocean Blvd Vacant Residential Parcel / R-AA		
East	Atlantic Ocean		
West	1255 S Ocean Blvd Residence / R-AA		

STAFF ANALYSIS

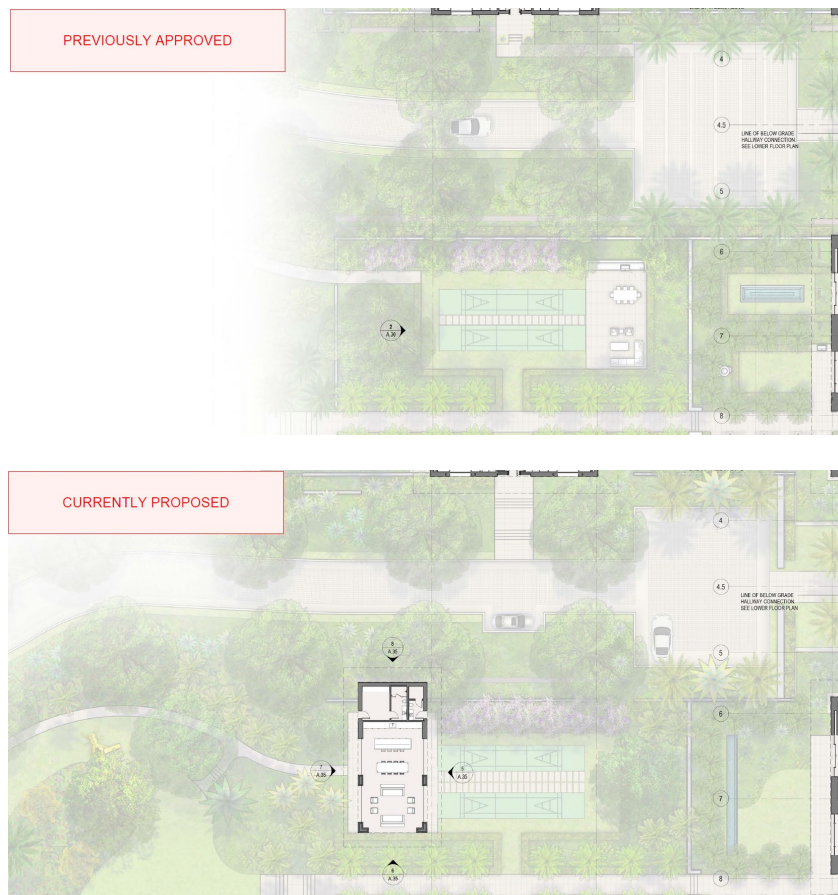
The application is for several modifications to the previously approved application for development of the former Blossom Estate subdivision, including the relocation and elimination of some accessory structures, reconfiguration of equipment areas, and associated hardscape and landscape adjustments. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



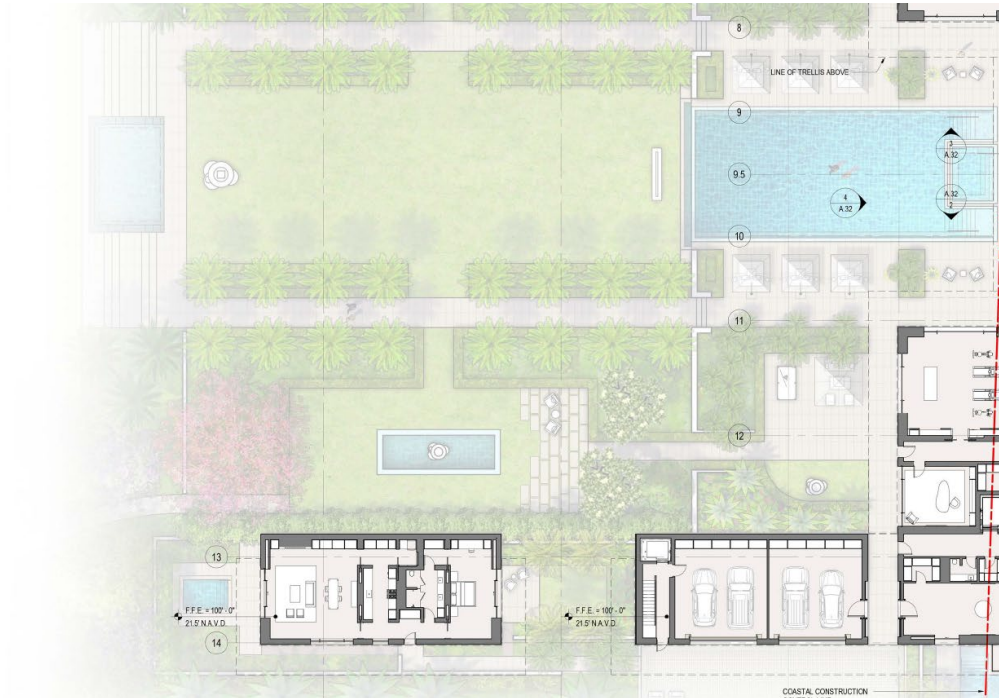
Proposed modifications include a reorganization of the service area at the northwest corner of the property with incorporation of the security functions into the staff building, thereby eliminating the detached security structure.



Additionally, adjustments are proposed at the pool bathroom and barbeque pavilion. The bathroom is a new addition and the barbeque pavilion, previously uncovered, is now proposed to be covered but unenclosed.



The final major change is to the caretakers cottage at the south of the property. The cottage was previously detached, however, it is now being relocated closer to South Ocean Boulevard and is increasing in size including the incorporation of a two car garage.



Previously approved



Currently proposed

The changes described above are the major changes to the plan, however, other adjustments are proposed to previously approved structures, hardscape, and landscape.



Previously approved



Currently proposed

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and

WRB:JGM:BMF